

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

203/4 Bik Lane, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$700,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Fitzroy North

Period - From

01/04/2019

to

30/06/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	209/48 Rose St FITZROY 3065	\$750,000	05/10/2019
2	15j John St CLIFTON HILL 3068	\$715,000	10/08/2019
3	7/1023 Rathdowne St CARLTON NORTH 3054	\$705,150	23/05/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/10/2019 13:48



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000

Median Unit Price

June quarter 2019: \$670,000

Comparable Properties



209/48 Rose St FITZROY 3065 (REI)

Agent Comments

2
 2
 1

Price: \$750,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Apartment



15j John St CLIFTON HILL 3068 (REI)

Agent Comments

2
 1
 1

Price: \$715,000

Method: Auction Sale

Date: 10/08/2019

Rooms: 4

Property Type: Apartment



7/1023 Rathdowne St CARLTON NORTH 3054 (REI)

Agent Comments

2
 1
 1

Price: \$705,150

Method: Sold Before Auction

Date: 23/05/2019

Rooms: 3

Property Type: Apartment